

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
Jurisdiction Fremont Civil Town
Allocation Code T760001
Allocation Area Name Fremont EDA

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	21,244,556	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	13,029,689	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$34,274,245
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	35,196,762	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,169,920	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	104,130	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	669,460	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$33,461,512
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.97629
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$20,740,848
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$14,455,914
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.5331
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$221,624
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		1.5331
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.97629

I, Kim Koomler Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 8/22/2016

Kim Koomler
County Auditor (Signature)

Kim Koomler
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION**Allocation Area Name Fremont EDA

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney Schaafsma
Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
Jurisdiction Hudson Civil Town
Allocation Code T760002
Allocation Area Name Hudson

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	1,278,260	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	3,442,770	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$4,721,030
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	5,370,024	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	439,139	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	82,130	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$4,848,755
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02705
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$1,312,837
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$4,057,187
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.5107
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$61,292
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		1.5107
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.02705

I, Kim Koomler Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 8/22/2016

Kim Koomler
County Auditor (Signature)

Kim Koomler
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Hudson

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
Jurisdiction Angola Civil City
Allocation Code T760003
Allocation Area Name Angola

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	5,679,424	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	2,521,993	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$8,201,417
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	8,751,010	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	614,122	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	75,365	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$8,212,253
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00132
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,686,921
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,064,089
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.0808
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$63,758
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		2.0808
2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.00132

I, Kim Koomler Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 8/22/2016

Kim Koomler
County Auditor (Signature)

Kim Koomler
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Angola

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
Jurisdiction Hamilton Civil Town
Allocation Code T760004
Allocation Area Name Hamilton

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	18,105,246	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	2,100,134	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$20,205,380
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	21,512,495	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	1,334,500	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	35,370	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$20,142,625
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99689
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$18,048,939
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,463,556
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.1404
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$39,498
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		1.1404

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.99689

I, Kim Koomler Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/22/2016

Kim Koomler
County Auditor (Signature)

Kim Koomler
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Hamilton

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony L. Shaafsma
Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
Jurisdiction Ashley Civil Town
Allocation Code T760005
Allocation Area Name Ashley

Form Prepared By:

Name Jason Semler
Unit/Company H. J. Umbaugh & Associates
Telephone Number 317-465-1500
E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	134,460	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	(60)	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$134,400
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	128,400	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	0	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		\$128,400
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95536
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$128,458
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		(\$58)
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.2275
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		(\$1)
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		2.2275

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)

0.95536

I, Kim Koomler Auditor of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 8/22/2016
Kim Koomler
County Auditor (Signature)

Kim Koomler
County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Ashley

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
Commissioner, Department of Local Government Finance

8-22-16
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2016 PAY 2017**

State Form 56059 (5-16)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Steuben County
 Jurisdiction Orland Civil Town
 Allocation Code T760006
 Allocation Area Name Orland

Form Prepared By:

Name Jason Semler
 Unit/Company H. J. Umbaugh & Associates
 Telephone Number 317-465-1500
 E-mail Address semler@umbaugh.com

1) 2015 Pay 2016 Base Assessed Value of Allocation Area	<u>5,667,404</u>	
2) 2015 Pay 2016 Incremental Assessed Value of Allocation Area	<u>266,600</u>	
3) 2015 Pay 2016 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$5,934,004</u>
4) 2016 Pay 2017 Net Assessed Value of Allocation Area	<u>5,735,137</u>	
5) 2016 Pay 2017 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>20,720</u>	
6) 2016 Pay 2017 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2016 Pay 2017 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2016 Pay 2017 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2016 Pay 2017 Adjusted Net Assessed Value of Allocation Area		<u>\$5,714,417</u>
10) 2016 Pay 2017 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.96300</u>
11) 2016 Pay 2017 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,457,710</u>
12) 2016 Pay 2017 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$277,427</u>
13) Estimated 2016 Pay 2017 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>1.6975</u>
14) Estimated 2016 Pay 2017 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$4,709</u>
15) Actual 2015 Pay 2016 Tax Rate for the Allocation Area		<u>1.6975</u>

2016 PAY 2017 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)**0.96300**

I, Kim Koomler Auditor, of Steuben County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above

Dated (month, day, year) 8/22/2016

Kim Koomler
 County Auditor (Signature)

Kim Koomler
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE
CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Orland

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

8-22-16
 Date (month, day, year)